



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

CITY CLERKS OFFICE
NEW BEDFORD, MA

ZONING BOARD OF APPEALS

CITY CLERK

SUBMIT TO:
Planning Department
133 William Street
Room 303
New Bedford, MA 0274

Appeal Nr. 4162

Petition for a Special Permit

Date: September 22, 2014

The undersigned petitions the Board of Appeals to grant a Special Permit in the manner and for the reasons hereinafter set forth under the provisions of the Zoning Ordinance to the following described premises:

1. Application Information

Street Address:	94 Front Street			
Assessor's Map(s):	53	Lot(s)	195	
Registry of Deeds Book:	8712	Page:	12	
Zoning District:	Industrial A District (IA)			
Applicant's Name (printed):	Jason Lanagan			
Mailing Address:	29 Union Street	New Bedford	MA	02740
	(Street)	(City)	(State)	(Zip)
Contact Information:	(508) 985-8898	jlanagan@farlandcorp.com		
	Telephone Number	Email Address		
Applicant's Relationship to Property:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contract Vendee <input type="checkbox"/> Other			

List all submitted materials (include document titles & volume numbers where applicable) below:

Completed & Signed Application
Variance & Special Permit Plan
A Certified Abutter's List
Plot Plan (assessors map 53
Filing Fee
Copy of Building Permit Rejection Packet
Appendix with deed attached
Development Impact Statement

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). I/we also give Planning Division staff and Zoning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

9/23/14

Date

Signature of Applicant

16. Verification of Ownership. By signing this application the petitioner is stating that they have read and understand this application and the accompanying instructions and information. If petition is granted, the approvals are specific to the plans submitted, unless the Board states otherwise. Also, if granted, that the Special Permit must be recorded and acted upon within one year.

This section is to be completed & signed by the property owner(s):

I hereby authorize the following Applicant: Jason Lanagan

at the following address: 29 Union Street, New Bedford, MA 02740

to apply for: a special permit

on premises located at: 94 Front Street

in current ownership since: July 7, 2007

whose address is: 29 Union Street, New Bedford, MA 02740

for which the record title stands in the name of: N.B. Vision Realty, LLC

whose address is: 29 Union Street, New Bedford, MA 02740

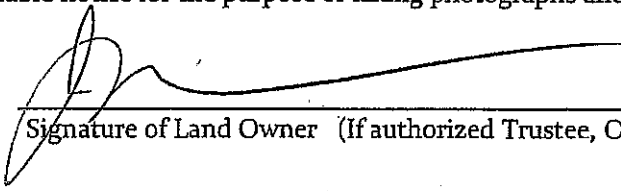
by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 8712 Page: 12

OR Registry District of the Land Court, Certificate No.: _____ Book: _____ Page: _____

I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

9/23/14
Date


Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

CITY CLERKS OFFICE
NEW BEDFORD, MA

2014 SEP 30 P 3:18

REQUEST FOR CERTIFIED LIST OF ABUTTERS

Attach the Certified List of Abutters to this Certification Letter and Submit all.

The applicant shall complete the request form below, and submit to Planning Department, City Hall, 133 William Street, Room 303, so that a list may be created for use by the applicant.

I, Carlos A. Almeida, Administrative Assistant to the Board of Assessors of the City of New Bedford, do hereby certify that the names and addresses as identified on the attached "abutters list" are duly recorded and appear on the most recent tax.

Date: 9/24/2014

SUBJECT PROPERTY:

MAP 53 LOT 195

LOCATION 94 Front Street

OWNER'S NAME N.B. Vision Realty, LLC

MAILING ADDRESS 29 Union Street, New Bedford, MA 02740

CONTACT PERSON Stevie Carvalho (Thompson Farland, Inc.)

TELEPHONE NUMBER (508) 717-3479

EMAIL ADDRESS scarvalho@thompsonfarland.com

REASON FOR REQUEST: filing of a Variance and Special Permit application with the Zoning Board of Appeals

September 23, 2014

Dear Applicant,

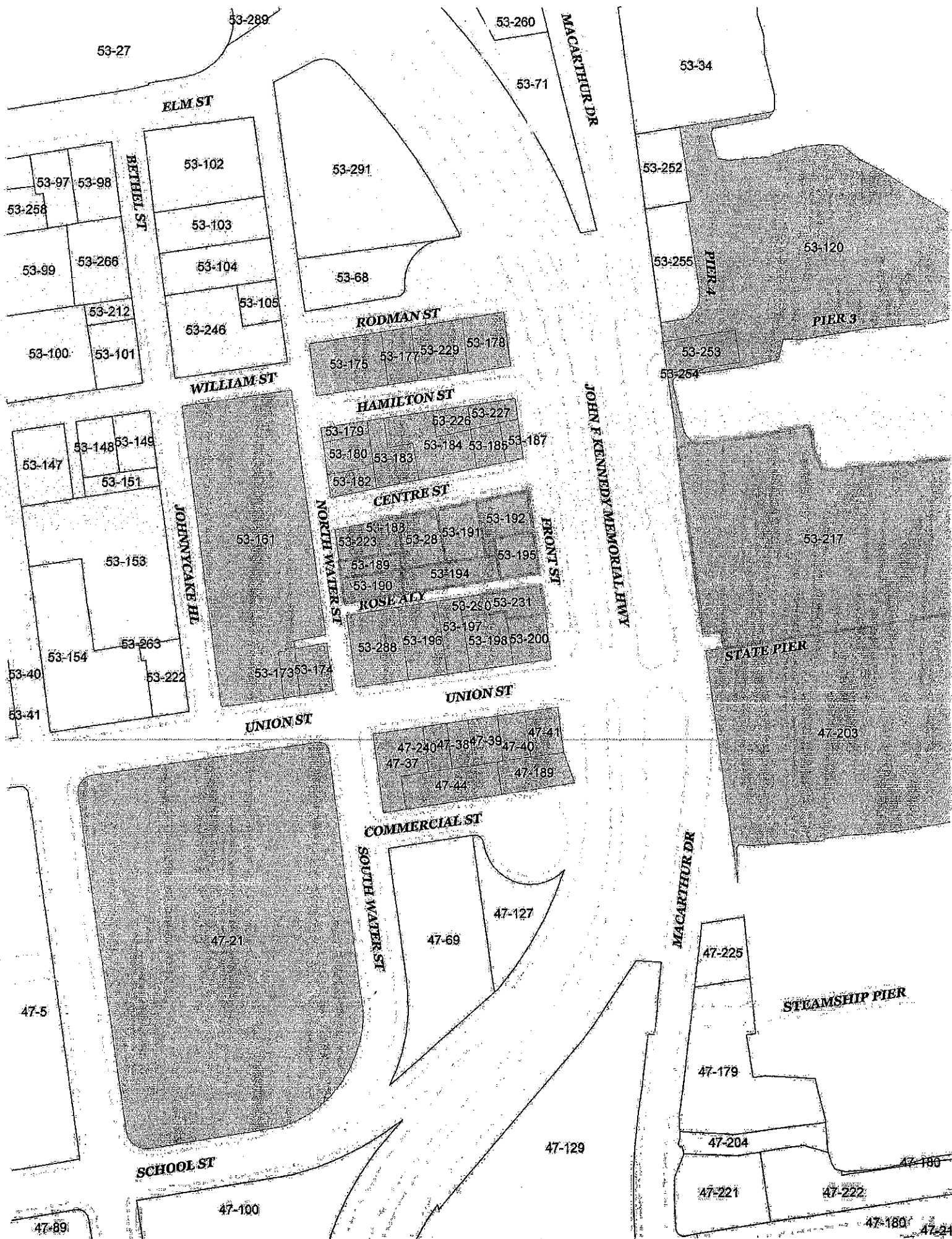
Please find below the List of Abutters within 300 feet of the property known as 94 Front Street (53-195). The current ownership listed herein must be checked and verified by the City of New Bedford Assessor's Office. Following said verification, the list shall be considered a Certified List of Abutters.

Please note that multiple listed properties with identical owner name and mailing address shall be considered duplicates, and shall require only 1 mailing. Additionally, City of New Bedford-Owned properties shall not require mailed notice.

Parcel	Location	Owner and Mailing Address
53-188	26 CENTRE ST	TRUSCOTT WILLIAM F "TRUSTEE", WHITING KIRK A "TRUSTEE" 13 WESTPORT LANE MARBLEHEAD, MA 01945
53-28	24 CENTRE ST	LIMEBURNER RICHARD, PO BOX 342 NANTUCKET, MA 02554
53-195	94 FRONT ST	N B VISION REALTY LLC, C/O ATLANTIS MORTGAGE 29 UNION STREET NEW BEDFORD, MA 02740
53-189	24 N WATER ST	DEHNER LAWRENCE R & KATHY M 1101 ROCKDALE AVENUE NEW BEDFORD, MA 02740
53-191	22 CENTRE ST	SCOTT TRAVIS M, MAGNAN JOHN A. 22 CENTRE ST NEW BEDFORD, MA 02740
53-231	90 FRONT ST	FRÖGLIC, Peter M. DeWalt H2 MATTAPoisett Neck Road w Rose Alley Unit #3 MATTAPoisett, MA 02739 New Bedford, MA 02740
53-194	ROSE ALLEY	DEHNER LAWRENCE R, DEHNER KATHY M 1101 ROCKDALE AVENUE NEW BEDFORD, MA 02740
53-217	49 STATE PIER	COMMONWEALTH OF MASS, STATE PIER BUILDING 133 William St. NEW BEDFORD, MA 02740
53-190	20 N WATER ST	HUNT ELAINE F, 128 FISCHER CIRCLE PORTSMOUTH, RI 02871
53-192	98 FRONT ST	FIELD HORACE F & EMILY O 18 CENTRE STREET NEW BEDFORD, MA 02740

Sincerely,

Patrick C. Day, AICP
Staff Planner



APPENDIX

- (1) Owner's/Landlord's Name N.B. Vision Realty, LLC
(2) Title Reference to Property Deed Book 8712 Page 12

(Attach copy of Deed, Certificate of Title & most recent Recorded Plans showing affected lot or lots)

- (3) If the Applicant is Not the Owner, Provide:
1. Notarized authorization letter from owner to tenant or buyer for application for this permit, on letterhead.
 2. Copy of Purchase & Sale Agreement or lease, where applicable.
 3. Copy of the deed or deeds of abutting parcels if said parcels have been held in common ownership with the subject property at any time since January 1, 1976.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That We, PAUL A. LaCHAPELLE of 38 Grove Street, New Bedford, Bristol County, Massachusetts and THOMAS F. MANLEY of 75 Authier's Way, Edgartown, Massachusetts, for consideration paid and in full consideration of THREE HUNDRED SIXTY-FIVE AND NO/100 DOLLARS (\$365,000) paid grant to N.B. Vision Realty, LLC, a Massachusetts limited liability company, of 29 Union Street, New Bedford, Massachusetts, with quitclaim covenants the land in said New Bedford, Bristol County, Massachusetts, with any buildings thereon, bounded and described as follows:

PARCEL ONE

BEGINNING at the southeast corner of said lot at the intersection of the north line of Rose Alley with the west line of Front Street;

thence WESTERLY in the said north line of Rose Alley forty-two (42) feet;

thence NORTHERLY twenty-six (26) feet;

thence WESTERLY again ten and one-half (10½) feet;

thence NORTHERLY twenty (20) feet;

thence EASTERLY fifty-two and one-half (52½) feet to the said west line of Front Street; and

thence SOUTHERLY in the said west line of Front Street Forty-six (46) feet to the point of beginning.

PARCEL TWO

BEGINNING at the southwest corner thereof at a stake in the north line Rose Alley fifty-two (52) feet westerly therein from its intersection with the west line of Front Street;

thence NORTHERLY twenty-six (26) feet to a stake;

thence EASTERLY ten (10) feet;

thence SOUTHERLY twenty-six (26) feet to the said north line of Rose Alley; and

thence WESTERLY therein ten (10) feet to the point of beginning.

BEING shown as Lot 5 on Plan of Land in New Bedford property of William F. Potter, dated October 1939, Made by L. J. Hathaway, Jr., Surveyor, on file Bristol County (S.D.) Registry of Deeds.

BEING THE SAME PREMISES conveyed to us by deed of Maria A. Silva dated May 25, 2000, recorded in the Bristol County (S.D.) Registry of Deeds in Book 4694, Page 278.

WITNESS our hands and seals this 7th day of July, 2007.

REG OF DEEDS
REG #07
BRISTOL S

07/10/07 8:19AM
000000 #0837

FEE \$1664.40

CASH \$1664.40

Prop: 94 Front St
New Bedford, MA 02740

Paul A. LaChapelle
PAUL A. LaCHAPELLE

Thomas F. Manley
THOMAS F. MANLEY

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

New Bedford

On this 9th day of July, 2007, before me, the undersigned notary public, personally appeared Paul A. LaChapelle, proved to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

[Signature]
NOTARY PUBLIC

My Commission Expires: _____

Christopher J. Whitney

Notary Public

My Commission Expires
January 16, 2009

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

New Bedford

On this 7th day of July, 2007, before me, the undersigned notary public, personally appeared Thomas F. Manley, proved to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

[Signature]
NOTARY PUBLIC

My Commission Expires: September 2008